

# TIVERTON PLANNING BOARD

TIVERTON, RHODE ISLAND 02878



## TOWN HALL 343 HIGHLAND ROAD

July 12, 2005

7:00 P.M.

**REVISED**

***Note: Petitions may not be reviewed beyond 9:30 P.M. in order to address the Administrative Officer and Planning Board agenda items. Therefore, all petitions may not be heard.***

1. JPS Realty Management, LLC  
c/o Jeremiah Leary, Esq.  
3626 Main Road  
Tiverton, RI 02878

Re: Surety Expiration  
Location: E/S Campion Avenue & S/S Bulgarmarsh Road  
Development: Indian Rock Estate (10 Lots)
2. Richard W. & Elizabeth F. Smith  
326 Nanaquaket Road  
Frank A. & Jo Ann Perrino  
396 Nanaquaket Road  
Tiverton, RI 02878

Petition: Administrative Subdivision Remanded from the  
Zoning Board - June 1, 2005  
Location: E/S Nanaquaket Road
3. Manuel Pedro  
34 Methuen Street  
Tiverton, RI 02878

Petition: Administrative Subdivision Referred from the  
Administrative Officer - Adjustment of Lot Lines -  
Variances Required from Zoning Board - Cont'd  
From 11/9/04  
Location: S/S State Avenue & N/S Chace Avenue
4. Joseph & Alice LePage  
157 Brayton Road  
Tiverton, RI 02878

Petition: Minor Subdivision (No Road Required) - Final  
Plan Review  
Location: West Side Brayton Road  
Development: 2 Lots (TC - 08/13/05)
5. Chee Laureanno  
c/o Eric P. Chappell, Esq.  
171 Chace Road, PO Box 8  
Portsmouth, RI 02871

Re: Outstanding Issues Addressed at 12/14/04 Meeting - Cont'd  
Development: Beech Tree Hill Subdivision  
Location: E/S Main Road
6. Judith S. & Ronald M. LeFrancois  
138 Maple Drive  
Tiverton, RI 02878

Petition: Minor Subdivision (No Road Required) - Preliminary  
Plan Review (2 Lots) - Cont'd  
Location: Intersection of Maple Drive & Hemlock Street  
Development: Woodland Terrace – Section D (TC - Waived)
7. TLT, LLC (Applicant)  
Clifford W. & Henry G. Johnson (Owners)  
c/o Paul Laurienzo  
148 Thayer Drive  
Portsmouth, RI 02871

Petition: Major Subdivision (Road Required) - Rural Residential  
Subdivision - ***Master*** Plan Review  
Location: E/S Main & S/S Hayden Avenue  
Development: Harbor Ridge (11 Lots)

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| <p>8. F&amp;J Realty Ltd. Partnership (Owner)<br/>JPS Realty Mgmt. LLC (Applicant)<br/>3626 Main Road<br/>Tiverton, RI 02878</p>              | <p>Petition: Major Subdivision (Road Required) - Preliminary Plan Review<br/>Location: W/S Lake Road, North of Ledoux Lane<br/>Development: Winterberry Woods (35 Lots) (TC 10/26/05)</p>  |
| <p>9. Abel Hart Commons, Inc.<br/>c/o John Kinnane<br/>271 Stoney Hollow Road<br/>Tiverton, RI 02878</p>                                      | <p>Petition: Major Subdivision (Road Required) - Rural Residential Development - Preliminary Plan Review<br/>Location: N/S East Road<br/>Development: The Bliss Homestead (9 Lots) (TC - 10/05/05)</p>   |
| <p>10. Starwood Tiverton, LLC (N/F Starwood Capital Group, LLC)<br/>c/o Jeremiah R. Leary, Esq.<br/>1340 Main Road<br/>Tiverton, RI 02878</p> | <p>Petition: Design Review per Zoning Ord. Art. XX Development Plan Review Sec. 5 b. (Realignment of Com. Bldgs.)<br/>Location: W/S Main Road, N/S Souza Road<br/>(Former N.E. Petroleum Tank Farm)<br/>Development: Villages on Mount Hope Bay (ARMUC)</p>  |
| <p>11. Northborough Realty Holdings, LLC<br/>401 Lowell Street, Unit 6<br/>Lexington, MA 02420</p>  | <p>Petition: Informal Concept Plan Review<br/>Location: E/S Main Road, North of Souza Road<br/>Development: Bayview (3-unit Retail "Strip Mall" and 50-unit Multifamily Residential Complex)</p>   |
| <p>12. Administrative Officer</p>   | <p>A. Administrative Officer's Report<br/>B. Miscellaneous</p> <ol style="list-style-type: none"> <li>1. Sewer Ordinance Update</li> <li>2. Proposed Zoning Ordinance Amendment – Article XIV Nonconforming Development</li> <li>3. Design Consultant Discussion</li> <li>4. Ford Farm Minor Subdivision (Approved 6/15/05)</li> </ol>   |
| <p>13. Tiverton Planning Board</p>  | <p>A. Starwood Tiverton, LLC (N/F Starwood Capital Group, LLC) - Request for Surety Reduction Based on Construction Progress<br/>B. Planning Consultant's Items</p> <ol style="list-style-type: none"> <li>1. Comprehensive Community Plan</li> <li>2. Low/Moderate Housing Article &amp; Affordable Housing Plan - State Agencies Comments &amp; Response</li> <li>3. Miscellaneous</li> </ol> <p>C. Correspondence<br/>D. Miscellaneous<br/>E. Approval of Minutes: June 7, 2005<br/>June 8, 2005 (Special Meeting)<br/>June 14, 2005<br/>June 21, 2005 (Special Meeting)<br/>F. Adjournment</p> |

Individuals requesting interpreter services for the hearing impaired **MUST** call 625-6718 seventy-two (72) hours in advance of the meeting.

*A portion of this meeting may be held in executive session pursuant to the Rhode Island Open Meeting Law, Section 42-46-5(a) of the General Laws of Rhode Island, 1956 (1977 re-enactment) as amended.*

**The above location is accessible to the handicapped.**